



Loudoun County, Virginia

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Office of the County Administrator

1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0200 • Fax (703) 777-0325

At a public hearing of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, June 16, 2009 at 10:00 a.m.

IN RE: GREENLEA SUBDIVISION/SPECIAL ASSESSMENT DISTRICT FOR
BRIDGE REPLACEMENT

Mr. Burton moved that the Board of Supervisors suspend the rules.

Seconded by Ms. McGimsey.

Voting on the Motion: Supervisors Buckley, Burk, Burton, Delgaudio, Kurtz, McGimsey, Miller, Waters and York – Yes; None – No.

Mr. Burton moved that the Board of Supervisors adopt the ordinance approving the Special Assessment for Local Improvements for the Greenlea Community Crooked Lane Bridge and authorize the Interim County Administrator to execute such collateral document(s), approved as to form by the County Attorney, which are reasonably necessary to facilitate the financing of the project by the Greenlea Homeowners' Association II, Inc.

Mr. Burton further moved that the Board's adoption of the Ordinance be contingent upon the execution of the contract for the construction of the bridge improvement and upon the consummation of private financing for the project on the terms as stated above and in the Petition.

Seconded by Mrs. Kurtz.

Voting on the Motion: Supervisors Buckley, Burk, Burton, Delgaudio, Kurtz, McGimsey, Miller, Waters and York – Yes; None – No.

A COPY TESTE:


DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

ATTACHMENT 1

ORDINANCE TO IMPOSE SPECIAL ASSESSMENT TO FUND BRIDGE REPLACEMENT TO SERVE THE GREENLEA COMMUNITY

WHEREAS, the Board of Supervisors has received a Petition pursuant to Va. Code § 15.2-2404 requesting that it impose a special assessment for local improvements to fund the replacement of the damaged bridge on Crooked Bridge Road (a/k/a Crooked Bridge Lane), which serves as the sole access for the community of Greenlea in the Blue Ridge District; and

WHEREAS, the Petition includes the proposed allocation of the special assessment and has been signed and submitted by fourteen (14) of the nineteen (19) property owners in Greenlea (73%); and

WHEREAS, the Board of Supervisors has provided notice to the property owners pursuant to Va. Code § 15.2-2409 and has provided those owners an opportunity to make objections to the proposed assessments;

NOW, THEREFORE, the Board of Supervisors adopts the following ORDINANCE for the purpose of establishing the special assessment and setting the terms and conditions for collecting and using the assessment:

Section 1. Property to be Subject to Special Assessment. The following real property is hereby subject to a special assessment for local improvements pursuant to Title 15.2, Chapter 24, Article 2 of the Code of Virginia:

<u>Pin Number</u>	<u>Tax Map No.</u>	<u>Owner(s)</u>
355-15-1882-000	/75/B/1////19	KINARD, RAYMOND J & KELLI R
355-15-3314-000	/75/B/1////5	LOUSTEAU, GREGORY J & JAN H
355-15-6561-000	/75/B/1////5	SCENIC HOLDINGS, LLC
355-25-1610-000	/75/B/1////19	BUTKIEWICZ, CHRISTOPHER & STEPHANIE
355-25-4983-000	/75/B/1////2	LEHMAN, CHARLES F TRUSTEE
355-25-8847-000	/75/B/1////3	KENNEDY, RUSSELL C & MICHELE M
355-26-2125-000	/75/B/1////4	BURNETTE, BRUCE H & DONNA L
356-45-1806-000	/75/B/1////8	GILBERT, DARRYL D & PAULA V
356-45-4822-000	/75/B/1////7	JOHNSON, BRIAN
391-10-4919-000	/75/B/1////16	HOWARD, LINWOOD D & DIANNE G
391-19-2716-000	/75/B/1////10	KINNEY, ANDRE R & JODI
391-19-3749-000	/75/B/1////11	SCHENKER, EDGAR MATTHIAS
391-20-3120-000	/75/B/1////18	OBLAK, DAVID J & MARILYN D
391-20-8374-000	/75/B/1////19	CLARK, KARTA W & AUDREY
391-20-8545-000	/75/B/1////19	SHEEDY, SEAN & FRANCINE
391-29-1830-000	/75/B/1////13	LATKA, LORI R
391-29-3282-000	/75/B/1////14	ABRAMOWITZ, AVA & NEIL RACKHAM
391-30-7434-000	/75/B/1////1	COLLOMB, BERTRAND P & MARIE C
392-40-0466-000	/75/B/1////9	SAMUELS, THOMAS BURKE

The Board of Supervisors finds that fourteen (14) of the aforesaid property owners have petitioned for the special assessment, which exceeds the number of signatures required by the Code of Virginia, §15.2-2404, and that all of the properties will be benefited by the improvements. The petitioners have agreed to the allocation of the costs of the project and the imposition of the assessment on their respective real property as set forth in their Petition, and in Section 4 hereof. In the event that any of these properties are subdivided, the unpaid balance of the special assessment shall be reallocated equally among the total parcels in the community after the subdivision takes effect.

Section 2. Improvements to be Funded. The improvement to be funded by the assessment is the replacement of the damaged bridge on Crooked Bridge Road (a/k/a Crooked Bridge Lane), which serves the properties identified in Section 1. The County of Loudoun will not be undertaking the construction of the improvement. The bridge is proposed to be constructed by a construction company selected by the property owners through their homeowners association, the Greenlea Homeowners Association II. The cost of the improvement will not be paid by the County of Loudoun. Said cost is to be financed by the Greenlea Homeowners Association II in conjunction with one or more commercial or private lenders. The County of Loudoun shall pay the proceeds of the special assessment directly to the lender(s) as directed by the Greenlea Homeowners Association II. Such payments are to be made solely from the collection of the special assessment imposed pursuant to this Ordinance. The Board of Supervisors and the County of Loudoun are responsible only for imposing the special assessment, collecting the semi-annual installments, and forwarding collected monies to the lender(s) solely

from the special assessment revenues. The Board of Supervisors and County of Loudoun make no pledge, legal or moral, to fund the improvements from general revenues, financing proceeds or any special revenues other than the special assessment imposed by this Ordinance.

Section 3. Amount of Special Assessment. The total amount of the assessments on the properties identified in paragraph 1 may not exceed \$660,575.18, which is the estimated project cost financed over fifteen (15) years at six percent (6%) interest per year.

Section 4. Allocation of Special Assessment. The assessment shall be allocated equally among the nineteen (19) properties in the community. Each lot will be assessed one nineteenth ($1/19^{\text{th}}$) of the cost, i.e., \$34,767.12. In the event that the actual cost of the improvements is less than the estimate, the assessments shall be recalculated accordingly.

Section 5. Collection of Special Assessment. The assessment shall be paid in equal, semi-annual installments collected over a period of fifteen (15) years. The payments shall be billed and collected semi-annually at the same time the general real estate property tax is levied and collected by the County of Loudoun, beginning with the County real estate assessments due on December 5, 2009. The Board of Supervisors expressly declines to adopt any provision for postponement of payment as authorized by Va. Code § 15.2-2407.

Section 6. Lien. The Board of Supervisors directs that an abstract of this Ordinance authorizing the improvement and showing the ownership and location of the property to be affected by the improvement and the estimated amount that will be assessed against or apportioned to each landowner be recorded in the office of the Clerk of the Circuit Court of the County of Loudoun pursuant to Va. Code, § 15.2-2412.

Section 8. Effective Date. This Ordinance shall be effective upon its adoption.

Adopted this __ day of _____, 2009

Voting in favor:

Voting against:

ATTACHMENT 2

NOTICE OF PROPOSED SPECIAL ASSESSMENT FOR LOCAL IMPROVEMENTS NOTICE OF INTENT TO ADOPT SPECIAL ASSESSMENT ORDINANCE COUNTY OF LOUDOUN, VIRGINIA GREENLEA COMMUNITY BRIDGE REPLACEMENT PROJECT

The Board of Supervisors of Loudoun County, Virginia has received a landowner petition for the construction of local improvements and for the imposition of a special assessment to pay the cost of those improvements. The special assessment is to be imposed pursuant to Title 15.2, Chapter 24, Article 2 of the Code of Virginia. Notice of the special assessment is hereby given to the property owners listed below in accordance with § 15.2-2409 of the Code of Virginia. Any affected property owner may appear in person or by counsel to state objections to the assessment or apportionment. The hearing for this purpose will be conducted on June 16, 2009 at 10 a.m. in the Board of Supervisors Meeting Room, One Harrison Street, S.E., Leesburg, Virginia.

In addition, the Board of Supervisors gives notice pursuant to Va. Code § 15.2-1427 that it intends to propose adoption of an ordinance establishing the special assessment for local improvements as more particularly described below. The Board of Supervisors will consider adoption of the ordinance on June 16, 2009 in the Board of Supervisors Meeting Room, One Harrison Street, S.E., Leesburg, Virginia, following the hearing to be conducted at 10 a.m.

Location: The properties to be assessed are 19 lots located in the County of Loudoun, Blue Ridge District. All of the properties abut Crooked Bridge Road, a/k/a Crooked Bridge Lane, which is south of Lime Kiln Road and Goose Creek and west of Route 15. The general area in which the properties are located is referred to as the Greenlea Subdivision. The properties to be assessed are more specifically identified by the Tax Map Numbers and Parcel Identification Numbers listed below.

Improvements: The improvement to be funded by the special assessment is the replacement of the damaged bridge on Crooked Bridge Lane which spans Goose Creek. These improvements would be constructed by the Greenlea Homeowners Association II.

Method and Allocation of Assessment: The cost of the improvements would be allocated equally among the benefited properties. The total assessment for the cost of the improvements is \$660,575.18, to be allocated by assessing \$34,767.12 on each of the lots as follows:

Pin Number	Tax Map No.	Owner(s)
355-15-1882-000	/75/B/1////19	KINARD, RAYMOND J & KELLI R
355-15-3314-000	/75/B/1////5	LOUSTEAU, GREGORY J & JAN H
355-15-6561-000	/75/B/1////5	SCENIC HOLDINGS, LLC
355-25-1610-000	/75/B/1////19	BUTKIEWICZ, CHRISTOPHER & STEPHANIE
355-25-4983-000	/75/B/1////2	LEHMAN, CHARLES F TRUSTEE
355-25-8847-000	/75/B/1////3	KENNEDY, RUSSELL C & MICHELE M
355-26-2125-000	/75/B/1////4	BURNETTE, BRUCE H & DONNA L
356-45-1806-000	/75/B/1////8	GILBERT, DARRYL D & PAULA V
356-45-4822-000	/75/B/1////7	JOHNSON, BRIAN
391-10-4919-000	/75/B/1////16	HOWARD, LINWOOD D & DIANNE G
391-19-2716-000	/75/B/1////10	KINNEY, ANDRE R & JODI
391-19-3749-000	/75/B/1////11	SCHENKER, EDGAR MATTHIAS
391-20-3120-000	/75/B/1////18	OBLAK, DAVID J & MARILYN D
391-20-8374-000	/75/B/1////19	CLARK, KARTA W & AUDREY
391-20-8545-000	/75/B/1////19	SHEEDY, SEAN & FRANCINE
391-29-1830-000	/75/B/1////13	LATKA, LORI R
391-29-3282-000	/75/B/1////14	ABRAMOWITZ, AVA & NEIL RACKHAM
391-30-7434-000	/75/B/1////1	COLLOMB, BERTRAND P & MARIE C
392-40-0466-000	/75/B/1////9	SAMUELS, THOMAS BURKE

The special assessment would be collected in equal semi-annual payments over a period of fifteen (15) years. The special assessment will be lowered if actual project costs are less than the estimate of \$660,575.18.

Hearing: Any of the property owners to be subject to this special assessment may address the Board of Supervisors about this matter on **Tuesday, June 16, 2009 at 10 a.m. in the Board of Supervisors Meeting Room**, Government Center, One Harrison Street, S.E., Leesburg Virginia. **At that time, each property owner will be afforded the opportunity to show cause, if he can, against such assessment or apportionment.** Any property owner may appear in person or be represented by counsel to state objections to the assessment.

Ordinance and Related Information: A copy of the proposed ordinance and related information is on file in the Office of the County Administrator, Government Center, One Harrison Street, Fifth Floor, Leesburg, Virginia 20175 (Attention: Leslie Hansbarger, Assistant to the County Administrator). Telephone: 703-777-0200.

PETITION

PETITION FOR SPECIAL ASSESSMENT TO CONSTRUCT BRIDGE

The undersigned owners request that the Board of Supervisors of Loudoun County impose an assessment upon the properties identified in this Petition. The taxes and assessments are for the improvement of the bridge located on Crooked Bridge Lane, including construction, repair, and maintenance. This Petition is made under the authority of Title 15.2, Chapter 24, Article 2 of the Code of Virginia. In support of the Petition, the petitioning owners state the following.

1. The properties to be included in the special assessment district are listed on Attachment 1 and shown on the map included as Attachment 2. All are properties to be benefited by the construction of the bridge.
2. At least fifty percent (50%) of the affected landowners who own at least fifty percent (50%) of the property abutting Crooked Bridge Lane have signed the petition.
3. The cost of the project, including financing costs, is shown on Attachment 3.
4. The proposed method for allocating the special assessment among the benefited landowners is included as Attachment 4. The share allocated to each landowner is based on the cost of the project divided evenly among the Petitioners. The Petitioners acknowledge that the term for repayment of the assessment cannot exceed twenty (20) years from the creation of the district. Attachment 5 includes the payment schedule showing the semi-annual payment to be made for each property based on a fifteen (15) year term.

PETITION FOR SPECIAL ASSESSMENT TO CONSTRUCT BRIDGE

ATTACHMENT 1
LIST OF PROPERTIES

Pin Number	Owner(s)
355-15-1882-000	KINARD, RAYMOND J & KELLI R
355-15-3314-000	LOUSTEAU, GREGORY J & JAN H
355-15-6561-000	SCENIC HOLDINGS, LLC
355-25-1610-000	BUTKIEWICZ, CHRISTOPHER & STEPHANIE
355-25-4983-000	LEHMAN, CHARLES F TRUSTEE
355-25-8847-000	KENNEDY, RUSSELL C & MICHELE M
355-26-2125-000	BURNETTE, BRUCE H & DONNA L
355-35-2542-000	GREENLEA HOA II
356-45-1806-000	GILBERT, DARRYL D & PAULA V
356-45-4822-000	JOHNSON, BRIAN
391-10-4919-000	HOWARD, LINWOOD D & DIANNE G
391-19-2716-000	KINNEY, ANDRE R & JODI
391-19-3749-000	SCHENKER, EDGAR MATTHIAS
391-20-3120-000	OBLAK, DAVID J & MARILYN D
391-20-8374-000	CLARK, KARTA W & AUDREY
391-20-8545-000	SHEEDY, SEAN & FRANCINE
391-29-1830-000	LATKA, LORI R
391-29-3282-000	ABRAMOWITZ, AVA & NEIL RACKHAM
391-30-7434-000	COLLOMB, BERTRAND P & MARIE C
392-40-0466-000	SAMUELS, THOMAS BURKE



Greenlea Subdivision

PIN	OWNERS NAME
351511803000	KINARD, RAYMOND & J. KELLER R/S
351515334000	LOUSTEAU, GREGORY & J. JAN R/S
3515156581000	JETER, CORDELL J
3515218110000	BUTRICKS, CHRISTOPHER & STEPHANIE
3515223584000	LEHMAN, CHARLES C TRUSTEES
35152325847000	KENNEDY, RUSSELL C & NICOLE M R/S
351523258481000	BURNETT, BRUCE & ADOVA, M/S
3515251175000	WALSH, RICHARD P & H. B. CRAWLEY
3515251242000	GILBERT, DEBBY D & PHILIP R/S
35152545422000	JOHNSON, BRYAN
3515104518000	HUNAY, ANDREW D & DANNIE O/R/S
35151182716000	KIRBY, RAND R & JODI R/S
35151183745000	SCHENKER, EDGAR MATTHIAS
3515120120000	OSIAK, DAVID & MARLYN D R/S
35151205374000	CHAK, KARTYA M & ANDREY C R/S
3515130545000	SHEDDY, SEAN & FRANCINE R/S
3515130545000	LATKA, LORI R
3515125323000	ABRAMOWITZ, AVA & NEIL RACHMAN R/S
35151301744000	COLLONE, BERTRAND P & MARIE Q
351524566000	SAUWEL, THOMAS BURKE

April 23, 2009
Project: "CRBR-0209"
Re: "Quote and Contract"

Mr. Raymond Kinard (President)
Mr. Karta Clark (Vice- President)
Greenlea Home Owners Assoc.
39400 Crooked Bridge Lane
Leesburg, Virginia 20175

Dear: Mr. Kinard and Clark,

R.V.I. Constructors, Inc. a Pre-Qualified and Environmentally Stat Certified Contractor are pleased to submit the following breakdown and proposed quote for the complete rehabilitation and restoration of the Crooked Run Bridge spanning Goose Creek off of state Rt. 733 (Lyme Kiln Road) Leesburg, Va.

* All substructure rehabilitation work will be completed as designed by Mr. Steven Barber – Structural Engineer with Dunbar, Milby, Williams, Pittman & Vaughan consulting structural engineers. As well as Virginia Dept. of Transportation "Road & Bridge Specifications" Unless previously discussed between R.V.I. Constructors, Inc. and the Structural Engineer.

* The new Pre-Cast Pre-Stressed Concrete Superstructure units will be fabricated by Rockingham Pre-Cast located in Harrisonburg, Va. Rockingham Pre-Cast will also provide the complete site installation package and stress jacking superstructure device.

- All units will be: 108' 6" (+/-) long x 48" wide x 39" deep – 3 deck units in all – with a combined road traveling width of 12'. Each beam will weigh 57 tons (+/-) a piece.

- Post and Guardrail will consist of pressurized treated wood. Posts will be 6" x 6" x 42" tall (measured from top of bridge deck). The posts will be placed 6'3" on center – starting approx. 1 ½' from each end of bridge deck units. Guardrails will be 2" x 10" at various lengths and evenly spaced for proper safety protection.

- The superstructure deck units will be: a V.D.O.T. specification HS-20/44 alternate military loading of 80 tons per axle rating with a 12"/16" bearing seat which are newly constructed on the inside of each existing abutment and footer. (Please review the newly constructed abutments and abutment footers by Dunbar, Milby, Williams, Pittman & Vaughan consulting Structural Engineers.) Sheet #1 / dated April 6, 2009 This new bearing seat and encasement wall will be constructed upon the placement of the aggregate causeway and the coffer dams.

* R.V.I. Constructors, Inc. will place a variable size aggregate from a V.D.O.T. Class I Rip Rap topped with a V.D.O.T. grade Class B – No.78's, No. 8's, and V.D.O.T. Class #39 (Gabion Stone). This aggregate roadway material will be used as an equipment access (causeway) and around each of the "two" existing piers. Sand bags will be placed along the inside of the aggregate roadway after lining the interior berm with 4/6 mil plastic sheeting this will maintain a non-erodible work area (coffer dam) while dismembering each of the two existing piers. The aggregate "causeway" will also span the distance

between the piers – while lowering this traveling access height – It will allow half of the river flow to run freely without obstruction and or erodible environmental concerns.

* R.V.I. Constructors, Inc. plans to initially begin at the earliest constructing the aggregate “causeway”, and possible areas of selective “coffer damming” within Goose Creek as indicated in the structural engineers drawings and specifications. The aggregate “coffer damming burms” will reach an approx. height of 1 ½’ – 2’ above normal water level allowing for high water over flow during less than normal weathering conditions.

* The existing superstructure will be removed in sections and stored at the north end of the structure for dismemberment at the sole requirements of Greenlea Home Owners Assoc.,

* The existing piers will then be demolished and placed as “protective rip rap” at the nearest abutment.

* The new pre-cast pre-stressed concrete superstructure units will be delivered and set in place during a one day operation.

* R.V.I. Constructors, Inc. requires a 7 – 10 day total shut down of the bridge access. However, we will do our best to shorten this time frame if at all possible.

* Concrete stabilization blocks will be framed and placed with reinforced steel concrete at all four corners of the superstructure at the abutments after the lockdown of the new pre-cast units are completed.

*** Cranes:**

During the removal of the existing superstructure – one – “120 ton crane” will be used. It will initially sit sideways next to the structure at a widened causeway – then move top side (north end abutment) to set the existing structure for dismantlement as stated above.

- Setting of the new superstructure pre-cast units – (2) cranes will be used. A “240 ton crane” will sit along the side of the structure on a widened causeway. The second crane a “120 ton crane” will sit topside (north end abutment). The individual pre-cast units will back down to the 240 ton crane for lifting one end – while the opposite end will sit sideways to the 120 ton crane for lifting. In unison – both cranes will lift the pre-cast unit onto newly placed abutment seats. After all (3) deck units are in place R.V.I. Constructors, Inc. will begin the complete superstructure lockdown process as well as the post and guardrail.

* Upon completion of the newly placed superstructure and the placement as “Rip Rap” of the two dismembered piers – The causeway and Coffey Dam aggregate will be placed around the north and south abutments for “Rip Rap” protection.

*** Misc.**

- All concrete used on the substructure will be a V.D.O.T. 3,000 P.S.I. mix design. A concrete pump truck will be used on various placements where necessary.

- All works will be completed as specified under the Virginia Dept. of Transportation Environmental Specifications and Guidelines.

- R.V.I. Constructors, Inc. will assist Greenlea Home Owners Assoc. obtain the necessary permit / permits from Loudon County Dept. of Building and Development. The cost of the permit / permits is the sole responsibility of the Greenlea Homeowners Assoc.

- (Upon receipt of contract) R.V.I. Constructors, Inc. will move ahead quickly to assist Rockingham Pre-Cast, Inc. in putting together the pre-stressed pre-cast concrete superstructure unit "as built" for review. Upon Approval - The "as built" will be modified if needed. Upon receipt for fabrication - stamped certified by Rockingham's Engineers - R.V.I. Constructors, Inc. will put together and submit the required information to the Loudon County Permit Office for review and approval.

- After receipt of the permit - R.V.I. Constructors, Inc. will begin the necessary mobilization and pre-site work as required.

R.V.I. Constructors, Inc. submits the following initial quote as previously stated February 23, 2009 for: **\$384,965.00**. Upon receipt and acceptance of the Engineers (Stephen Barber, P.E. with Dunbar, Milby, Williams, Pittman & Vaughan) revised plans and specifications dated April 6, 2009 an additional sum of **\$10,985.00** is required.

As of this date the firm fixed price quote for the superstructure rehabilitation is: **\$395,950.00**

** R.V.I. Constructors, Inc., Greenlea Home Owners Assoc. and possible other necessary personal hold a "Pre-Construct" site meeting to go over pertinent information prior to the beginning of initial construction.

R.V.I. Constructors, Inc. appreciates the opportunity to have quoted you on this project. We look forward to a positive working relationship.

Addendums:

- * Project Environmental Plan
- * Commercial Liability Coverage
- * Contractors License

Sincerely,

James S. Gentry
President / C.E.O.

Greenlea Home Owners Assoc.:

Mr. Raymond Kinard (President)

Date: _____

Mr. Karta Clark (Vice- President)

Date: _____

PETITION FOR SPECIAL ASSESSMENT TO CONSTRUCT BRIDGE

ATTACHMENT 4 – METHOD OF ALLOCATION

The method of allocation of costs will be each lot will contribute one (1) share of the allocated cost. As there are 19 lots - each lot will incur 1/19 of the cost. See Below.

Bridge Costs Based On Gentry Bid

Bid Price	\$	395,950		
Interest During Construction*	\$	7,919	6%	
Total	\$	403,869		
Contingency	\$	27,717	7%	
Cost of Construction w/contingency	\$	431,586		
Interest Rate		6.00%		
Amortization Period (yrs)		15		
Monthly Payment		(\$22,019.17)	(\$660,575.18)	Total Cost
Number of Lots		19	\$ (34,767.11)	Per Lot

*assumes 4 months of construction time

Cost Divided Equally Per Lot

Monthly cost per lot	\$	(193.15)	Annual Cost
Potential Tax Savings*	\$	28.97	15%
Total out of pocket per lot	\$	(164.18)	
Less Reduction in HOA Dues (no bridge fund)	\$	50.00	
Total	\$	(114.18)	

*assumes the real estate tax is deductible

PETITION FOR SPECIAL ASSESSMENT TO CONSTRUCT BRIDGE

ATTACHMENT 5 – PAYMENT SCHEDULE

Loan Amount \$ 431,586
 Interest Rate 6.00%
 Compounding Semi Annual
 Payments Semi Annual
 Periods 30
 Payment (\$22,019.17)

Period	Payment	Principle	Interest	Balance
				\$ 431,585.50
Period 1	(\$22,019.17)	\$9,071.61	\$ 12,947.57	\$ 422,613.89
Period 2	(\$22,019.17)	\$9,343.76	\$ 12,675.42	\$ 413,170.14
Period 3	(\$22,019.17)	\$9,624.07	\$ 12,395.10	\$ 403,546.07
Period 4	(\$22,019.17)	\$9,912.79	\$ 12,106.38	\$ 393,633.28
Period 5	(\$22,019.17)	\$10,210.17	\$ 11,809.00	\$ 383,423.10
Period 6	(\$22,019.17)	\$10,516.48	\$ 11,502.69	\$ 372,906.62
Period 7	(\$22,019.17)	\$10,831.97	\$ 11,187.20	\$ 362,074.65
Period 8	(\$22,019.17)	\$11,156.93	\$ 10,862.24	\$ 350,917.72
Period 9	(\$22,019.17)	\$11,491.64	\$ 10,527.53	\$ 339,426.08
Period 10	(\$22,019.17)	\$11,836.39	\$ 10,182.78	\$ 327,589.69
Period 11	(\$22,019.17)	\$12,191.48	\$ 9,827.69	\$ 315,398.20
Period 12	(\$22,019.17)	\$12,557.23	\$ 9,461.95	\$ 302,840.98
Period 13	(\$22,019.17)	\$12,933.94	\$ 9,085.23	\$ 289,907.03
Period 14	(\$22,019.17)	\$13,321.96	\$ 8,697.21	\$ 276,585.07
Period 15	(\$22,019.17)	\$13,721.62	\$ 8,297.55	\$ 262,863.45
Period 16	(\$22,019.17)	\$14,133.27	\$ 7,885.90	\$ 248,730.18
Period 17	(\$22,019.17)	\$14,557.27	\$ 7,461.91	\$ 234,172.92
Period 18	(\$22,019.17)	\$14,993.99	\$ 7,025.19	\$ 219,178.93
Period 19	(\$22,019.17)	\$15,443.80	\$ 6,575.37	\$ 203,735.13
Period 20	(\$22,019.17)	\$15,907.12	\$ 6,112.05	\$ 187,828.01
Period 21	(\$22,019.17)	\$16,384.33	\$ 5,634.84	\$ 171,443.68
Period 22	(\$22,019.17)	\$16,875.86	\$ 5,143.31	\$ 154,567.81
Period 23	(\$22,019.17)	\$17,382.14	\$ 4,637.03	\$ 137,185.68
Period 24	(\$22,019.17)	\$17,903.60	\$ 4,115.67	\$ 119,282.07
Period 25	(\$22,019.17)	\$18,440.71	\$ 3,578.46	\$ 100,841.36
Period 26	(\$22,019.17)	\$18,993.93	\$ 3,025.24	\$ 81,847.43
Period 27	(\$22,019.17)	\$19,563.75	\$ 2,455.42	\$ 62,283.68
Period 28	(\$22,019.17)	\$20,150.66	\$ 1,868.51	\$ 42,133.02
Period 29	(\$22,019.17)	\$20,755.18	\$ 1,263.99	\$ 21,377.84
Period 30	(\$22,019.17)	\$21,377.84	\$ 641.34	\$ (0.00)
	(\$660,575.18)			

082081616

HOUSE BILL NO. 6054

Offered June 25, 2008

A BILL to amend and reenact § 15.2-2404 of the Code of Virginia, relating to special tax districts in Loudoun County.

Patron—Marshall, R.G.

Referred to Committee on Counties, Cities and Towns

Be it enacted by the General Assembly of Virginia:**1. That § 15.2-2404 of the Code of Virginia is amended and reenacted as follows:****§ 15.2-2404. Authority to impose taxes or assessments for local improvements; purposes.**

A. A locality may impose taxes or assessments upon the owners of abutting property for constructing, improving, replacing or enlarging the sidewalks upon existing streets, for improving and paving existing alleys, and for the construction or the use of sanitary or storm water management facilities, retaining walls, curbs and gutters. Such taxes or assessments may include the legal, financial or other directly attributable costs incurred by the locality in creating a district, if a district is created, and financing the payment of the improvements. The taxes or assessments shall not be in excess of the peculiar benefits resulting from the improvements to such abutting property owners. No tax or assessment for retaining walls shall be imposed upon any property owner who does not agree to such tax or assessment.

B. In addition to the foregoing, a locality may impose taxes or assessments upon the owners of abutting property for the construction, replacement or enlargement of waterlines; for the installation of street lights; for the construction or installation of canopies or other weather protective devices; for the installation of lighting in connection with the foregoing; and for permanent amenities, including, but not limited to, benches or waste receptacles. With regard to installation of street lights, a locality may provide by ordinance that upon a petition of at least 60 percent of the property owners within a subdivision, or such higher percent as provided in the ordinance, the locality may impose taxes or assessments upon all owners within the subdivision who benefit from such improvements. The taxes or assessments shall not be in excess of the peculiar benefits resulting from the improvements to such property owners.

C. In the Cities of Chesapeake, Hopewell, Newport News, Norfolk, Richmond, and Virginia Beach, the governing body may impose taxes or assessments upon the abutting property owners for the initial improving and paving of an existing street provided not less than 50 percent of such abutting property owners who own not less than 50 percent of the property abutting such street request the improvement or paving. The taxes or assessments permitted by this paragraph shall not be in excess of the peculiar benefits resulting from the improvements to such abutting property owners and in no event shall such amount exceed the sum of \$10 per front foot of property abutting such street or the sum of \$1,000 for any one subdivided lot or parcel abutting such street, whichever is the lesser.

D. The governing bodies of the Cities of Buena Vista and Waynesboro and the County of Augusta may, by duly adopted ordinance, impose taxes or assessments upon abutting property owners subjected to frequent flooding for special benefits conferred upon that property by the installation or construction of flood control barriers, equipment or other improvements for the prevention of flooding in such area and shall provide for the payment of all or any part of the above projects out of the proceeds of such taxes or assessments, provided that such taxes or assessments shall not be in excess of the peculiar benefits resulting from the improvements to such abutting property owners.

E. In the Cities of Poquoson and Williamsburg, the governing body may impose taxes or assessments upon the owners of abutting property for the underground relocation of distribution lines for electricity, telephone, cable television and similar utilities. Notwithstanding the provisions of § 15.2-2405, such underground relocation of distribution lines may only be ordered by the governing body and the cost thereof apportioned in pursuance of an agreement between the governing body and the abutting landowners. Notice shall be given to the abutting landowners, notifying them when and where they may appear before the governing body, or some committee thereof, or the administrative board or other similar board of the locality to whom the matter may be referred, to be heard in favor of or against such improvements.

F. In the Counties of Fauquier, Loudoun and Stafford and the Towns of Hamilton, Leesburg, and Purcellville, the governing body may request an electric utility that proposes to construct an overhead electric transmission line of 150 kilovolts or more, any portion of which would be located in such locality, to enter into an agreement with the locality that provides (i) the locality will impose a tax or assessment on electric utility customers in a special rate district in an amount sufficient to cover the

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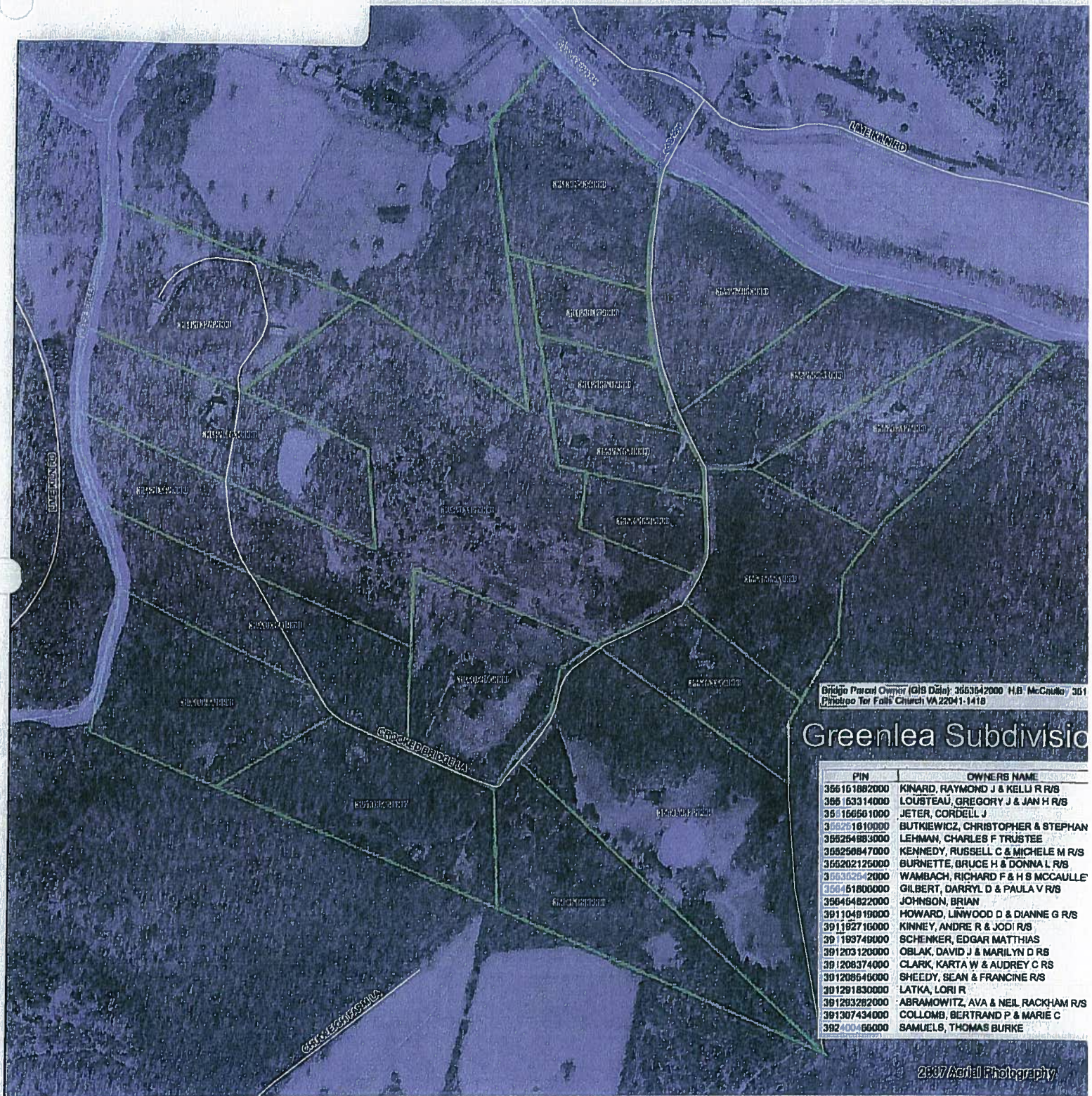
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59 utility's additional costs of constructing that portion of the proposed line to be located in such locality,
60 or any smaller portion thereof as the utility and the locality may agree, as an underground rather than an
61 overhead line; (ii) the tax or assessment will be shown as a separate item on such customers' electric
62 bills and will be collected by the utility on behalf of the locality; (iii) the utility will construct, operate,
63 and maintain the agreed portion of the line underground; (iv) the locality will pay to the utility its full
64 additional costs of constructing that portion of the line underground rather than overhead; and (v) such
65 other terms and conditions as the parties may agree. This provision shall not apply, however, to lines in
66 operation as of March 1, 2005.

67 If the locality and the utility enter into such an agreement, the locality shall by ordinance (i) set the
68 boundaries of the special rate district within a reasonable distance of the route of that portion of the line
69 to be placed underground pursuant to the agreement, and (ii) fix the amount of such tax or assessment,
70 which shall be based on the assessed value of real property within such district. Thereafter, owners of
71 real property comprising not less than 60 percent of the assessed value of real property within such
72 district may petition the locality to impose such tax or assessment. If such petition is filed, the locality
73 shall submit the agreement to the State Corporation Commission on or before the date by which
74 respondents must prefile testimony and exhibits in any application for approval of the line before the
75 State Corporation Commission, which, after notice and opportunity for hearing, shall approve the
76 agreement if it finds it to be in the public interest. If the agreement is approved by the State Corporation
77 Commission, the locality shall impose such tax or assessment on electric utility customers within the
78 district, and the locality and the utility shall carry out the agreement according to its terms and
79 conditions.

80 *G. In the County of Loudoun, the governing body may impose taxes or assessments upon the*
81 *abutting property owners of Crooked Bridge Lane, located in the Blue Ridge District, for the*
82 *improvement of the bridge located on Crooked Bridge Lane, including construction, repair and*
83 *maintenance, provided not less than 50 percent of such abutting property owners who own not less than*
84 *50 percent of the property abutting such street request the improvement. The taxes or assessments*
85 *permitted by this paragraph shall not be in excess of the peculiar benefits resulting from the*
86 *improvements to such abutting property owners.*

ATTACHMENT 5



ATTACHMENT 6

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